

2023 -- Income Limits for LIHTC & Tax-Exempt Bonds

Clatsop County, Oregon



For more detailed MTSP income limit information, please visit HUD's website:
<http://www.huduser.org/portal/datasets/mtsp.html>

Actual 2023 Median ³	\$84,500	
2023 HERA Special Median	\$91,600	(applies to projects in existence before January 1, 2009)

Median Incomes calculated based on a 4-person household

What Income Limit Should You Use?

Is the location considered RURAL by USDA? (if yes, it is eligible to use the Ntl Non-Metro Median for 9% projects)¹

YES Clatsop County is considered Rural. To verify current accuracy, please visit:

<http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

--The following income limits indicate the highest income limit allowable--

Did the project exist² in 2008?	<i>Use: HERA Special 2023</i>	
If NO:	-- 4% Tax Credit Project <i>Use: Actual Incomes 2023</i>	-- 9% Tax Credit Project <i>Use: Actual Incomes 2023</i>

Actual Income Limits 2023								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$17,760	\$20,280	\$22,830	\$25,350	\$27,390	\$29,430	\$31,440	\$33,480
35%	\$20,720	\$23,660	\$26,635	\$29,575	\$31,955	\$34,335	\$36,680	\$39,060
40%	\$23,680	\$27,040	\$30,440	\$33,800	\$36,520	\$39,240	\$41,920	\$44,640
45%	\$26,640	\$30,420	\$34,245	\$38,025	\$41,085	\$44,145	\$47,160	\$50,220
50%	\$29,600	\$33,800	\$38,050	\$42,250	\$45,650	\$49,050	\$52,400	\$55,800
55%	\$32,560	\$37,180	\$41,855	\$46,475	\$50,215	\$53,955	\$57,640	\$61,380
60%	\$35,520	\$40,560	\$45,660	\$50,700	\$54,780	\$58,860	\$62,880	\$66,960
80%	\$47,360	\$54,080	\$60,880	\$67,600	\$73,040	\$78,480	\$83,840	\$89,280

HERA Special Income Limits 2023								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$19,260	\$21,990	\$24,750	\$27,480	\$29,700	\$31,890	\$34,080	\$36,300
35%	\$22,470	\$25,655	\$28,875	\$32,060	\$34,650	\$37,205	\$39,760	\$42,350
40%	\$25,680	\$29,320	\$33,000	\$36,640	\$39,600	\$42,520	\$45,440	\$48,400
45%	\$28,890	\$32,985	\$37,125	\$41,220	\$44,550	\$47,835	\$51,120	\$54,450
50%	\$32,100	\$36,650	\$41,250	\$45,800	\$49,500	\$53,150	\$56,800	\$60,500
55%	\$35,310	\$40,315	\$45,375	\$50,380	\$54,450	\$58,465	\$62,480	\$66,550
60%	\$38,520	\$43,980	\$49,500	\$54,960	\$59,400	\$63,780	\$68,160	\$72,600
80%	\$51,360	\$58,640	\$66,000	\$73,280	\$79,200	\$85,040	\$90,880	\$96,800

Notes:

1: Only projects in Rural Areas are able to use the Non-Metro Medians, otherwise use applicable 4% limits. Projects with previous "Rural" designations that are no longer considered to be located in rural areas (by the USDA) are permitted to use the previous year's National Non-Metro income limits should they be higher than the current year's income limits. The National Non-Metro income limits are online here:
<https://www.oregon.gov/ohcs/compliance-monitoring/Pages/rent-income-limits.aspx>

2: Exist - defined by OHCS as the project's placed-in-service (PIS) date. Projects consisting of multiple buildings, where each building is being treated as part of a multiple building project (see line 8b on IRS Form 8609), will be considered as being "in existence" provided at least one building was PIS during the affected year.

3: Actual Median Income Limit indicated here is based on income limits though it is not necessarily the HUD Area Median Income

The incomes limits listed above are based on the Multifamily Tax Subsidy Program (MTSP) income limits published by HUD on May 15, 2023. Per Revenue Ruling 94-57, owners will have until June 29, 2023 to implement these new MTSP income limits (45 days from their effective date). Please note that all definitions and explanations herein may be subject to change upon later IRS and/or HUD clarification.